East Harlem
Draft Housing Plan

August 21, 2017
Housing New York
A Five-Borough, Ten-Year Plan

The City of New York
Mayor Bill de Blasio
Alicia Glen, Deputy Mayor for Housing & Economic Development

NYC
Housing New York

Four Years of Progress

Progress To Date

52,309 Homes Preserved
25,342 New Homes Constructed

77,651 homes total

Incomes Served*

$<27,770 (15%)
$27,771-$42,950 (17%)
$42,951-$68,720 (49%)
$68,721-$103,080 (7%)
$103,081-$141,735 (13%)

* Incomes shown are for a three-person household; 2017 HUD Income Limits
Building on a Community-Driven Process
Housing Stock

- East Harlem has one of the largest concentrations of rent-regulated housing in NYC
  - Includes about 15,000 apartments managed by NYCHA
- Since 2003, HPD has financed the construction or preservation of about 14,000 units of affordable housing in East Harlem

### Affordable Units financed in East Harlem (2003-2017)

<table>
<thead>
<tr>
<th>Type</th>
<th>2003-13</th>
<th>2014-17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>2,590</td>
<td>844</td>
<td>3,434</td>
</tr>
<tr>
<td>Preservation</td>
<td>7,064</td>
<td>3,387</td>
<td>10,451</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td><strong>9,654</strong></td>
<td><strong>4,231</strong></td>
<td><strong>13,885</strong></td>
</tr>
</tbody>
</table>

Source: HPD Performance Management and Analytics 2017
Incomes and Affordability

- Households in East Harlem earn a range of incomes.
- City’s population growth is putting pressure on housing supply.
- Between 2002 and 2014, median rent increased by 40%, while rents increased only 24% citywide.
- Over half of all households are rent burdened.
01 Preserve Existing Affordable Housing
- Finance and Safeguard Affordability
- Promote Safe and Healthy Housing
- Protect Tenants

02 Develop New Affordable Housing

03 Increase Access to Affordable Housing

04 Promote Economic Opportunity
01 Preserve Existing Affordable Housing

Finance and Safeguard Affordability

1. Continue to offer loans and tax incentives to preserve affordability

2. Proactive outreach to property owners
   - Mailings and calls
   - Events
   - Referrals
   - Surveying distressed properties

3. Pilot a Landlord Ambassadors Program

4. Explore Community Land Trust Models
   - New! Award $500,000 to the East Harlem/El Barrio Community Land Trust

195 East 100 St, part of La Casa Nuestra HDFC portfolio financed in 2016, including 46 units across 5 buildings in East Harlem. Currently undergoing rehabilitation.
Preserve Existing Affordable Housing

Promote Safe and Healthy Housing

5. Continue rigorous enforcement of the Housing Maintenance Code

6. Survey distressed properties (“block sweeps”)

<table>
<thead>
<tr>
<th>Aug 2016-July 2017</th>
<th>CD11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings surveyed</td>
<td>426</td>
</tr>
<tr>
<td>Identified as distressed and undergoing further HPD action (e.g., litigation, monitoring)</td>
<td>19</td>
</tr>
</tbody>
</table>
Protect Tenants

7. Provide free legal representation

8. Coordinate with the Tenant Harassment Prevention Task Force

9. Educate tenants about their rights and resources

10. Explore the creation of a Certificate of No Harassment (CONH) Pilot Program
02 Develop New Affordable Housing

1. Prioritize over 2,400 affordable homes on publicly owned land

2. Implement Mandatory Inclusionary Housing (MIH)

3. Incentivize the development of affordable housing on private sites

4. Support mission-driven groups interested in developing affordable housing on underutilized land

5. Explore opportunities for affordable artist housing

Acacia Gardens, 179 affordable units for low-income households and formerly homeless households. Currently under construction.
1. Prioritize over 2,400 affordable homes on publicly owned land

- Commitment of 20% of homes at 30% of AMI on three sites
- Continuing to explore additional public sites
- **New!** RFP reforms to ensure long-term public control and make it easier for community groups to compete

Sendero Verde, featuring 650 affordable units for extremely low to moderate/middle income households, affordable senior housing, and amenities at East 111th Street
02 Develop New Affordable Housing

1. Prioritize over 2,400 affordable homes on publicly owned land

2. Implement Mandatory Inclusionary Housing (MIH)

3. Incentivize the development of affordable housing on private sites

4. Support mission-driven groups interested in developing affordable housing on underutilized land

5. Explore opportunities for affordable artist housing

HPD staff providing information to a faith-based leader interested in affordable housing development
03 Increase Access to Affordable Housing

1. Make it easier for residents to understand, prepare for, and complete the affordable housing application process
   • Housing Ambassadors
   • Ready, Set, Apply brochure
   • Video guide
   • Housing Connect redesign

2. Better advertise open housing lotteries

3. Improve Marketing Guidelines to reach New Yorkers most in need
Promote Economic Opportunity

1. Connect residents to good jobs in the building trades and services

2. Expand local hiring incentives in HPD-financed developments

3. Expand opportunities for Minority and Women-Owned Business Enterprises (M/WBEs)

4. Promote healthy and diverse retail environments
Next Steps

- Continue to explore feasibility of public sites
- Continue to evaluate CONH pilot
- Continue to enhance coordination around preservation efforts
- Final Housing Plan to be released in fall 2017
### 02 Develop New Affordable Housing

<table>
<thead>
<tr>
<th>Pipeline Sites in Development (CD11)</th>
<th>Agency</th>
<th>Approx. Affordable Units*</th>
<th>Affordability Levels*</th>
<th>Regulatory Period**</th>
<th>Projected Start Date</th>
</tr>
</thead>
</table>
| Acacia Gardens                        | HPD    | 179                       | 30% for formerly homeless  
60% at 57% of AMI  
10% at 90% of AMI  
| 60 years                             | Under construction (closed 4/16) |
| Lexington Gardens II                  | HPD    | 400                       | 20% at 30% of AMI  
30% at 50% of AMI  
30% at 80% of AMI  
20% at 130% of AMI  
| MIH units – permanent  
Remainder TBD | Under construction (closed 6/17) |
| Sendero Verde                         | HPD    | 655                       | 20% at 30% of AMI  
11% at 40-50% of AMI  
27% at 60% of AMI  
17% at 80% of AMI  
25% at 130% of AMI  
79 senior units | 2018/19 |
| NIHOP/NCP RFQ Clusters                | HPD    | 80                        | TBD                   | 2019                |
| 125th St MEC Center                   | EDC    | 760                       | As per POA           | 2018                |
| 126th Street Bus Depot                | EDC    | 365***                    | 20% of total units at 30% of AMI  
Remainder TBD*** | 2020                |
| **TOTAL**                             |        | **2,439**                 |                       |                     |

*Subject to change prior to financial closing.
**TBD because regulatory period is finalized at project closing. After regulatory period ends, units remain in rent stabilization and owners are incentivized to refinance with HPD to extend affordability. Not all NIHOP/NCP sites subject to MIH.
***Based on Draft EIS assumption of 50% of units affordable at 80% of AMI or below. Affordability levels have not been finalized for this project. 20% commitment is of the total units (~730): approx. 145 units at 30% of AMI.